

REMARKS

Claims 1–124 are pending in the present application.

Claims 120–124 have been withdrawn from consideration.

Claims 1–3, 6, 13–14, 17–18, 20, 23–24, 26–27, 30, 36–37, 40, 47–49, 51–52, 54, 57–58, 71, 76, 78, 87, 95, 97, 111, 114 and 118 were amended herein. Claims 1–3, 6, 13–14, 17–18, 20, 23, 26, 36–37, 40, 47–49, 51–52, 54, 57–58 were amended to clarify the invention claimed. Claims 24, 27, 30, 71, 76, 78, 87, 95, 97, 111, 114 and 118 were amended solely for clarity, without changing the scope of those claims.

Reconsideration of the claims is respectfully requested.

35 U.S.C. § 103 (Obviousness)

Claims 1–107 and 114–119 were rejected under 35 U.S.C. § 103(a) as being unpatentable over U.S. Patent No. 6,313,404 to *Good et al* in view of U.S. Patent No. 5,584,025 to *Keithley et al* and further in view of U.S. Patent No. 6,356,878 to *Walker et al*. Claims 108–113 were rejected under 35 U.S.C. § 103(a) as being unpatentable over *Good et al* in view of *Keithley et al* and *Walker et al* and further in view of U.S. Patent No. 6,023,687 to *Weatherly et al*. These rejections are respectfully traversed.

Independent claims 1 and 36 each recite both a real estate demand database (i.e., a database of entries specifying desired real estate) and a real estate supply database (i.e., a

database of entries specifying available real estate). Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claims 2, 37 and 58 each recite that the real estate demand database is formed from non-binding specifications detailing desired real estate characteristics. Such a feature is not depicted or described by the cited references, taken alone or in combination. *Walker et al* describes only a Conditional Purchase Offers (CPO) database 500 that contains offers binding on the offeror if accepted, and is silent as to non-binding specifications of a desired product or service. In one alternative embodiment, the CPOs may change over time in a buyer-specified manner based on a specific variable or variables, allowing the buyer to effectively simultaneously submit multiple CPOs effective at different times:

As used herein, a variable CPO is a binding offer containing at least one variable condition submitted by a buyer for the purchase of an item, within a buyer-specified price range. As discussed below, the variable CPO may be guaranteed, for example, using a general-purpose financial account, such as a credit or debit account, maintained by a financial institution. Once a seller accepts the offer, the buyer is bound by the conditional purchase offer (CPO) buyer agency system 100 transferring payment from the general-purpose financial account previously designated by the buyer to the accepting seller (or transferring an indication of the general-purpose account itself to the seller for processing). Thus, even if the buyer ultimately fails to proceed with the transaction following acceptance of the CPO by a seller, the general-purpose account designated by the buyer will be charged the full value or a penalty.

A variable condition contains either a range of values or both an initial value and at least one alternate value therefor. A different buyer-defined price may be specified for each possible combination of conditions. The disclosed conditional purchase offer (CPO) buyer agency system 100 allows a buyer to submit multiple purchase offers at one time. The multiple CPOs may be provided to sellers sequentially or simultaneously. In addition, when purchase

offers are provided sequentially, the buyer may control the timing and priority in which the purchase offers are provided to the sellers.

Walker et al, column 5, lines 16–42. However, the CPO thus does not reflect demand (i.e., interest in acquiring fungible property or services) based on specified desired characteristics, but instead merely (buyer-specified) guaranteed price-points based on variable conditions. More significantly, *Walker et al* does not describe non-binding CPOs. Accordingly, not all features of the claimed invention are depicted or described in the cited references.

Claim 3 recites that, upon addition of an entry to the real estate demand database, the specified desired real estate characteristics are automatically compared to entries within a real estate supply database to determine any matches. Such a feature is not depicted or described by the cited references, taken alone or in combination. None of the references depicts or describes both supply and demand databases, or automatically comparing a new entry to either with entries in the other to determine any existing matches.

Claims 6 and 38 each recite forming an ad hoc database from matches between desired and available real estate that are selected as preferred by the prospective tenant. As taught by the specification and explicitly recited in amended independent claim 1, an “ad hoc” real estate supply database is formed based upon responses of landlords to publication of at least one desired real estate characteristic (within a project requirements specification or “PRS”) by the prospective tenant:

An ad hoc real estate supply database may be formed of entries that are provided by landlords 205 in response to a particular PRS 505. Consequently, an ad hoc real estate supply database is formed responsive to the needs of an individual would-be tenant 115 and by landlords 205 that are interested in meeting those needs.

Specification, page 28, lines 2–7. Thus, the real estate supply database contains not simply all real estate available, but available real estate for which the associated landlord has affirmatively expressed an interest in leasing to the prospective tenant. In the embodiment recited in claim 6 and 38, Such a feature is not depicted or described by the cited references, taken alone or in combination. *Good et al* and *Keithley et al* each simply employ a comprehensive database of all available real estate, while *Walker et al* does not depict or describe a database of available products or services.

Claims 9 and 43 each recite sending a request for proposal to each match between a real estate demand database entry and the entries of a real estate supply database selected by the prospective tenant. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Claims 10 and 44 recite allowing a prospective tenant to designate primary and secondary proposals from among a plurality of proposals sent by one landlord to the prospective tenant in response to a request for proposal. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 24 recites employing both real estate demand and real estate supply databases, and comparing a new demand entry to entries with the supply database to determine matches, then linking the prospective tenant for the new demand entry to each demand database entry for real estate satisfying the characteristics desired by the prospective tenant. Such a combination of features is not depicted or described by the cited references, taken alone or in combination.

Independent claim 26 recites a set of data records or entries each relating to real estate demand by two or more prospective tenants and based upon the real estate characteristics desired by those tenants, each entry in the form of a non-binding specification. Such a feature is not depicted or described by the cited references, taken alone or in combination. As noted above *Good et al* and *Keithley et al* relate only to supply databases, not demand databases, while *Walker et al* describes only binding offers.

Claims 30, 60 and 62 recites an “ad hoc” supply database as discussed above, generated from combined responses by landlords to publication of a desired real estate attribute by a prospective tenant. Claim 30 recites including only entries within the ad hoc supply database corresponding to landlords affirmatively expressing interest in leasing to the prospective tenant. Such a feature is not depicted or described by the cited references, taken alone or in combination. *Good et al* or *Keithley et al* describe only comprehensive supply databases, while

Walker et al does not describe any supply database, or formulating ad hoc databases of product/service descriptions satisfying characteristics specific by the offeror.

Independent claim 67 recites accepting a critique from a prospective tenant regarding a piece of real estate toured by that prospective tenant and sharing information derived from the critique with another prospective tenant. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 71 recites enabling electronic access to a plurality of entities each associated with at least one real estate acquisition or outfitting phase, allowing online collaboration of parties involved in the acquisition and outfitting of real estate (i.e., the tenant, landlord, architect, engineer, contractor, etc.). Such a feature is not depicted or described by the cited references, taken alone or in combination. Claim 71 has been amended to clarify that (a) multiple phases of real estate acquisition and outfitting are covered by the entities involved, and (b) "analysis" refers to physical design analysis, not analysis of search results.

Independent claim 76 recites providing real estate acquisition and outfitting services at least partially in parallel and on-line. Such a feature is not depicted or described by the cited references, taken alone or in combination. Claim 76 has been amended to clarify that "analysis" refers to physical design analysis, not analysis of search results.

Independent claim 78 recites providing real estate acquisition and outfitting services within a completion time reduced at least partially by use of an on-line mechanism. Such a

feature is not depicted or described by the cited references, taken alone or in combination. Claim 78 has been amended to clarify that “analysis” refers to physical design analysis, not analysis of search results.

Independent claim 80 recites determining when electronic information relating to a first real estate outfitting phase has been changed and, upon detecting such change, notifying an entity corresponding to a second real estate outfitting phase. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 87 recites electronically sharing information relating to a potential real estate transaction so that a real estate phase of the potential transaction and another acquisition and outfitting phase (e.g., physical design analysis phase 1230, due diligence phase 1235, design phase 1240/1245, bidding/estimation/value engineering phase 1250, construction phase 1255, and relocation phase 1260) is performed at least partially overlapping in time with the real estate phase. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 97 recites allowing one party to specify real estate outfitting requirements that may be modified by another party, with modifications accessible to the original party and a third party. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 100 recites selecting one or more pieces of real estate meeting a criterion of a prospective tenant, sending a request for information to each landlord associated with a selected piece of real estate, receiving responses to the requests from the landlords for review by the prospective tenant. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 103 recites a real estate demand database reviewed by a landlord for entries of interest and a request by the landlord for entry into a corresponding transaction. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 108 recites automatically handling renewal of a lease about to expire using a demand-driven on-line mechanism. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Independent claim 114 recites combining information regarding a real estate deal from various sources and providing electronic access to such combined information to a plurality of parties, allowing on-line collaboration between the tenant, landlord, architect, engineer, contractor, etc. as described above. Such a feature is not depicted or described by the cited references, taken alone or in combination.

Therefore, the rejection of claims 1-119 under 35 U.S.C. § 103 has been overcome.

AMENDMENTS WITH MARKINGS TO SHOW CHANGES MADE

Claims 1–3, 6, 13–14, 17–18, 20, 23–24, 26–27, 30, 36–37, 40, 47–49, 51–52, 54, 57–58,
71, 76, 78, 87, 95, 97, 111, 114 and 118 were amended herein as follows:

1 1. (currently amended) A system for instituting tenant-centric marketing and provisioning in
2 the real estate industry, comprising:
3 a network, said network adapted for enabling communication by at least one prospective
4 tenant and a plurality of landlords;
5 a real estate facilitator, said real estate facilitator connected to said network and capable
6 of communicating with the at least one prospective tenant and the plurality of landlords via said
7 network, said real estate facilitator including [at least one of] a real estate demand database
8 containing at least one desired characteristic of real estate published by the at least one
9 prospective tenant and a real estate supply database formed based upon responses of the
10 landlords to publication of the at least one desired characteristic of real estate by the at least one
11 prospective tenant; and
12 wherein said network and said real estate facilitator enable the at least one prospective
13 tenant to publish the at least one desired characteristic of real estate within the real estate
14 demand database or to select a piece of real estate from the real estate supply database.

1 2. (currently amended) A method for linking real estate with tenants, comprising the steps of:
2 submitting[, by a prospective tenant,] information for a prospective tenant specifying
3 desired real estate characteristics in a non-binding specification; and
4 adding the information to a demand database[; and], wherein the demand database
5 includes a plurality of entries[, each [entry of said plurality of entries] corresponding to
6 information relating to non-binding specifications of desired real estate characteristics.

b1
Cont'd
2 3. (currently amended) The method in accordance with claim 2, further comprising the steps
of:

3 providing a [building]real estate supply database[, the building database] including a
4 plurality of entries[, each [entry of said plurality of entries] corresponding to information
5 relating to characteristics of real estate that is or is scheduled to be available;
6 upon addition of the information to the real estate demand database, automatically
7 comparing the information specifying desired real estate characteristics to entries within the
8 [building]real estate supply database; and
9 determining one or more matches between the information specifying desired real estate
10 characteristics and the [plurality of] entries of the [building]real estate supply database.

1 6. (currently amended) The method in accordance with claim 4, further comprising the step of:
2 reviewing, by the prospective tenant, the one or more matches using an online
3 mechanism;
4 selecting, by the prospective tenant, at least one preferred match of the one or more
5 matches for which to request a proposal; and
6 forming an ad hoc real estate supply database from the at least one preferred match
7 selected by the prospective tenant.

1 13. (currently amended) The method in accordance with claim 2, further comprising the step
2 of:
3 presenting the information specifying desired real estate characteristics to a plurality of
4 landlords.

1 14. (currently amended) The method in accordance with claim 13, wherein said step of
2 presenting the information specifying desired real estate characteristics to a plurality of
3 landlords further comprises the step of:
4 posting the information specifying desired real estate characteristics for review by
5 selected landlords of the plurality of landlords.

1 17. (currently amended) The method in accordance with claim 13, wherein said step of
2 presenting the information specifying desired real estate characteristics to a plurality of
3 landlords further comprises the step of:

4 sending or broadcasting the information specifying desired real estate characteristics to
5 one or more landlords, each landlord of the one or more landlords corresponding to real estate
6 that corresponds to an entry in a real estate supply database that matches the information
7 specifying desired real estate characteristics.

1 18. (currently amended) The method in accordance with claim 13, further comprising the steps
2 of:

3 indicating, by at least one landlord of the plurality of landlords, an interest in meeting
4 the requirements of the information specifying desired real estate characteristics; and

5 identifying, to the prospective tenant, real estate that corresponds to the at least one
6 landlord.

1 20. (currently amended) The method in accordance with claim 2, wherein the information
2 specifying desired real estate characteristics comprises a project requirements specification.

23. (currently amended) The method in accordance with claim [2]3, wherein said step of determining one or more matches between the information specifying desired real estate characteristics and the plurality of entries of the real estate supply database only determines a match if a future availability time or time period matches a future access time or time period.

1 24. (currently amended) An electronically-facilitated transaction for linking a prospective
2 tenant to real estate, comprising:

3 creating a collection of data from the prospective tenant, said collection of data including
4 real estate characteristics desired by the prospective tenant;

5 creating a real estate demand database, said real estate demand database including a
6 plurality of demand entries and accepting the collection of data as another demand entry thereto;

Be
Cont'd
7 creating a real estate supply database, said real estate supply database including a
8 plurality of supply entries, each supply entry of the plurality of supply entries corresponding to
9 at least one real estate entity; and

10 utilizing an online mechanism, said online mechanism adapted to compare the another
11 demand entry to the plurality of supply entries and to determine at least one match thereto, said
12 online mechanism configured to exchange information between the prospective tenant and a
13 landlord corresponding to the at least one match via electronic mail so as to link the prospective
14 tenant to each real estate entry within the supply database meeting the real estate characteristics
15 desired by the prospective tenant.

1 26. (currently amended) An electronically-accessible storage medium having a data structure
2 for compiling real estate demand, comprising:

3 a first real estate entry, said first real estate entry corresponding to a first prospective
4 tenant and including first real estate characteristics desired by the first prospective tenant; and

5 a second real estate entry, said second real estate entry corresponding to a second
6 prospective tenant and including second real estate characteristics desired by the second
7 prospective tenant[; and],

8 wherein the first and second real estate [characteristics are indexed by field to facilitate
9 a search thereof]entries comprise non-binding specifications.

1 27. (currently amended) The electronically-accessible storage medium of claim 26, wherein
2 the first and second real estate characteristics include at least one field corresponding to: square
3 footage desired, type of space desired, geographic area desired, rental rate desired, building size
4 preference, parking requirements, and desired lease term.

1 30. (currently amended) A method for creating a quasi-spot market in real estate, comprising
2 the steps of:

3 receiving at least one desired attribute for real estate from a prospective tenant;

4 processing the at least one desired attribute for real estate to produce a processed at least
5 one desired attribute for real estate;

6 providing the processed at least one desired attribute for real estate to a plurality of
7 landlords;

8 receiving [a plurality of] messages from each of at least a portion of the plurality of
9 landlords, each message [of the plurality of messages] including at least one attribute for
10 available real estate of a respective landlord[of the at least a portion of the plurality of
11 landlords];

12 combining [the at least one attribute from each of] the plurality of messages into a match
13 database.

1 36. (currently amended) A method for linking real estate with tenants, comprising the steps of:
2 submitting, [by a prospective tenant] via an electronic transmission, information for a
3 prospective tenant specifying desired real estate characteristics; and
4 adding the information to a demand database[; and], wherein the demand database
5 includes a plurality of entries[,], each [entry of said plurality of entries] corresponding to
6 information relating to non-binding specifications of desired real estate characteristics.

BA
1 37. (currently amended) The method in accordance with claim 36, further comprising the steps
2 of:
3 providing a [building]real estate supply database[, the building database] including a
4 plurality of entries[,], each [entry of said plurality of entries] corresponding to information
5 relating to characteristics of real estate that is or is scheduled to be available;
6 upon addition of the information to the real estate demand database, automatically
7 comparing the information specifying desired real estate characteristics to entries within the
8 [building]real estate supply database; and
9 determining one or more matches between the information specifying desired real estate
10 characteristics and the [plurality of] entries of the [building]real estate supply database.

1 40. (currently amended) The method in accordance with claim 38, further comprising the step

2 of:

3 reviewing, by the prospective tenant, the one or more matches by retrieving at least one

4 of a web page, [and] an electronic mail message, or an attachment [thereto] to an electronic mail

5 message.

6 selecting, by the prospective tenant, at least one preferred match of the one or more

7 matches for which to request a proposal; and

8 forming an ad hoc real estate supply database from the at least one preferred match

9 selected by the prospective tenant.

1 47. (currently amended) The method in accordance with claim 36, further comprising the step

2 of:

3 presenting the information specifying desired real estate characteristics to a plurality of

4 landlords via at least one electronic transmission.

1 48. (currently amended) The method in accordance with claim 47, wherein said step of
2 presenting the information specifying desired real estate characteristics to a plurality of
3 landlords via at least one electronic transmission further comprises the step of:

4 posting to an internet-accessible web site the information specifying desired real estate
5 characteristics for review by selected landlords of the plurality of landlords.

6 49. (currently amended) The method in accordance with claim 48, wherein a landlord
7 comprises a selected landlord allowed to review the information specifying desired real estate
8 characteristics if the landlord meets a requirement for updating information that corresponds to
9 the landlord via an electronic transmission, the information being included in a real estate
10 supply database.

1 51. (currently amended) The method in accordance with claim 47, wherein said step of
2 presenting the information specifying desired real estate characteristics to a plurality of
3 landlords via at least one electronic transmission further comprises the step of:

4 sending or broadcasting via an electronic transmission the information specifying desired
5 real estate characteristics to one or more landlords, each landlord of the one or more landlords
6 corresponding to real estate [that corresponds]related to an entry in a real estate supply database
7 that matches the information specifying desired real estate characteristics.

1 52. (currently amended) The method in accordance with claim 47, further comprising the steps
2 of:

3 indicating, by at least one landlord of the plurality of landlords via an electronic
4 transmission, an interest in meeting the requirements of the information specifying desired real
5 estate characteristics; and

6 identifying, to the prospective tenant via at least one electronic transmission, real estate
7 that corresponds to the at least one landlord.

B13
1 54. (currently amended) The method in accordance with claim 36, wherein the information
2 specifying desired real estate characteristics comprises a project requirements specification that
3 is prepared via an on-line mechanism.

B14
1 57. (currently amended) The method in accordance with claim 37, wherein said step of
2 determining one or more matches between the information specifying desired real estate
3 characteristics and the plurality of entries of the supply database only determines a match if a
4 future availability time or time period matches a future access time or time period.

1 58. (currently amended) An electronically-accessible storage medium having a data structure
2 for compiling a transaction-specific real estate supply, comprising:

3 a first real estate entry, said first real estate entry corresponding to a first piece of real
4 estate, said first real estate entry prepared responsive to a real estate requirements specification
5 submitted by a prospective tenant; and

6 a second real estate entry, said second real estate entry corresponding to a second piece
7 of real estate, said second real estate entry prepared responsive to the real estate requirements
8 specification submitted by the prospective tenant[; and],

9 wherein said first and second real estate entries each comprise non-binding specifications
10 that are at least one of (i) organized to facilitate a search thereof and (ii) composed of a plurality
11 of substantially similar fields to facilitate a comparison thereof.

1 71. (currently amended) A method for facilitating real estate acquisition and outfitting,
2 comprising the steps of:

3 providing information related to real estate in an electronically-accessible format;

4 enabling electronic access to the information related to real estate to a plurality of

5 entities, each entity of the plurality of entities corresponding to at least one phase of at least one

6 of real estate acquisition and real estate outfitting and the plurality of entities collectively

7 corresponding to multiple phases of at least one of real estate acquisition and real estate

8 outfitting; and

9 wherein the at least one phase of at least one of real estate acquisition and real estate

10 outfitting is selected from a real estate phase, a[n] physical design analysis phase, a due

11 diligence phase, a programming design phase, a development design phase, a bidding/

12 estimation/value engineering phase, a construction phase, and a relocation phase.

1 76. (currently amended) A method for providing real estate acquisition and outfitting services
2 to a prospective tenant, comprising the steps of:
3 providing real estate acquisition service; and
B1/4 4 providing at least one real estate outfitting service selected from physical design analysis,
5 due diligence, programming design, development design, and bidding/estimation/value
6 engineering[; and], wherein said steps of providing real estate acquisition service and providing
7 at least one real estate outfitting service are performed, at least in part, in parallel by using an
8 on-line mechanism.

1 78. (currently amended) A method for providing real estate acquisition and outfitting services
2 to a prospective tenant, comprising the steps of:
3 providing real estate acquisition service; and
B1/7 4 providing at least one real estate outfitting service selected from the group comprising
5 physical design analysis, due diligence, programming design, development design,
6 bidding/estimation/value engineering, construction, and relocation phase[; and],
7 wherein a time to complete said steps of providing real estate acquisition service and
8 providing at least one real estate outfitting service is reduced by, at least in part, using an on-line
9 mechanism.

1 87. (currently amended) A method for reducing a time period for selecting, acquiring, and
2 outfitting real estate, comprising the steps of:

3 inputting information relating to a potential real estate transaction;

4 conducting a real estate phase using [the] information [relating to]regarding the potential
5 real estate transaction [with respect]relating to a first party;

6 sharing the information relating to the potential real estate transaction in an electronic
7 format with a second party; and

8 conducting another phase using [the] information [relating to]regarding the potential real
9 estate transaction [with respect to]relating to the second party[; and],

10 wherein said step of conducting a real estate phase and said step of conducting another
11 phase overlap in time at least partially.

1 95. (currently amended) The method in accordance with claim 87, further comprising the steps
2 of:
3 sharing the information relating to the potential real estate transaction in an electronic
4 format with a third party; and
5 b19 conducting yet another phase using [the] information [relating to] regarding the potential
6 real estate transaction [with respect] relating to the third party[; and], wherein said step of
7 conducting another phase and said step of conducting yet another phase overlap in time at least
8 partially.

1 97. (currently amended) A method for facilitating real estate transactions, comprising the steps

2 of:

3 uploading, by a first party, a file, the file including information relating to outfitting real
4 estate according to requirements of a potential real estate transaction;

5 accessing, by a second party, the file;

6 changing, by the second party, the file to reflect modifications to outfitting requirements;

7 and

8 uploading, by the second party, the changed file[; and],

9 wherein at least one of the first party and a third party may access the changed file to
10 enable acquisition and outfitting of real estate for the potential real estate transaction to proceed

11 concurrently.

1 111. (currently amended) The method in accordance with claim 108, wherein said step of
2 handling the particular lease by securing another lease using ad demand-driven on-line
3 mechanism comprises the steps of:

4 adding the particular lease to a real estate demand database;

b2/ 5 enabling access to the particular lease by a plurality of landlords that are not a party to
6 the lease;

7 permitting any one or more of the plurality of landlords to contact a tenant that is a party
8 to the lease; and

9 facilitating creation of the another lease between the tenant and at least one of the
10 plurality of landlords.

1 114. (currently amended) A method of distributing information in a real estate market,
2 comprising the steps of:
3 receiving first information relating to a real estate deal from a first source via a first
B224) 4 electronic transmission;
5 receiving second information relating to the real estate deal from a second source via
6 second electronic transmission;
7 combining the first information and the second information into deal information; and
8 providing access to the deal information to a plurality of entities via an electronic
9 transmission.

118. (currently amended) A method of distributing information in a real estate market,
comprising the steps of:
effectuating a plurality of real estate transactions using an on-line mechanism over time;
storing a set of information for each real estate transaction of the plurality of real estate
transactions;
combining each of the sets of information for the plurality of real estate transactions into
a collection of information; and
providing access to the collection of information to a plurality of real estate industry
entities.

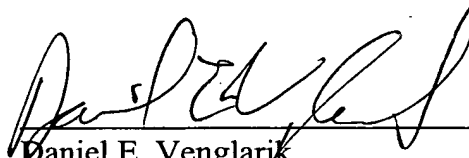
If any issues arise, or if the Examiner has any suggestions for expediting allowance of this Application, the Applicant respectfully invites the Examiner to contact the undersigned at the telephone number indicated below or at *dvenglarik@davismunck.com*.

The Commissioner is hereby authorized to charge any additional fees connected with this communication or credit any overpayment to Deposit Account No. 50-0208.

Respectfully submitted,

DAVIS MUNCK, P.C.

Date: 4-14-03



Daniel E. Venglarik
Registration No. 39,409

P.O. Box 802432
Dallas, Texas 75380
(972) 628-3621 (direct dial)
(972) 628-3600 (main number)
(972) 628-3616 (fax)
E-mail: *dvenglarik@davismunck.com*